

MEMORANDUM

To: **Redmond Planning Commission**

From: Kimberly Dietz, Principal Planner
Beckye Frey, Principal Planner
David Lee, Manager of Community Development and Implementation

Date: September 13, 2023

Subject: **Redmond Zoning Code ReWrite: Annual Code Cleanups**

PURPOSE

The City is continuing a comprehensive, modular rewrite of the Redmond Zoning Code. The update to the City's development regulations began with Phase 1 in early 2020. This second phase is anticipated for action by the City Council in early 2024. Two additional phases are anticipated, continuing a focused and coordinated improvement to the zoning code through 2025 and in coordination with Redmond 2050.

The amendments proposed herein confirm consistency with the City's Comprehensive Plan and include:

- Improving format and organization;
- Enhancing transparency and accessibility of the code;
- Addressing community requests;
- Providing process improvements;
- Ensuring consistency with state law; and
- Implementing general corrections to cross-references, phrasing, and grammar.

The Commission will begin its review of the Technical Committee's recommended amendments to the Redmond Zoning Code at its September 13, 2023 meeting. Staff will present the Technical Committee's recommended amendments for the Commission's identification of key discussion topics.

BACKGROUND

The City's zoning code was last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. A staff team led the effort and coordinated a specially appointed Code Rewrite Commission for review of proposed changes. Since 2011, the City Council has approved 45 updates, including site- and topic-specific amendments covering such as: Temporary Uses; Low Impact Development; Marymoor Subarea Plan; periodic clean up series in 2013, 2015, 2018, 2019, 2020; and the first phase of the Redmond Zoning Code ReWrite.

STAKEHOLDER AND COMMUNITY INVOLVEMENT

Customers of the Redmond Zoning Code include developers; people who own property, structures, and businesses in Redmond; visitors; investors; and staff. Stakeholder involvement for the ReWrite included four phases of outreach to seek review and feedback on:

- Conceptual, preliminary amendments to code;
- Draft proposed amendments to code;
- Final draft proposed amendments, SEPA threshold determination comment period; and
- Hybrid in-person and virtual open houses in collaboration with Redmond 2050.

In addition, broad community involvement included:

- Initial awareness of the project's scope of work;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA threshold determination comment period.

More than 1,300 people subscribe to *Plans, Policies, and Regulations*, a monthly e-newsletter providing status and invitations regarding planning actions. Staff provided information using a combination of direct mail and e-mail communication, the *Let's Connect* online forum, project webpage, and the monthly e-news distribution.

Amendments to the Redmond Zoning Code follow the Type VI permit process involving review and recommendations by the Technical Committee and Planning Commission. The Planning Commission will hold a public hearing to hear and consider public testimony. A 21-day notice of this hearing was publicized in the Seattle Times and e-mailed to the project's parties of record on Sept. 6, 2023. The Commission's recommendation will then be followed by the City Council's review and action.

MEETING PREPARATION

Staff will present the Technical Committee's recommended amendments and seek the Commission's identification of key discussion topics. Commissioners began discussing portions of the Redmond Zoning Code Rewrite (Phase 2) on April 26, 2023, in collaboration with Redmond 2050 code amendments. This portion of amendments to be discussed involve the following:

Topic	Amendment Purpose	Associated Code Portions
1. Cross-references from Zoning Districts to the Critical Aquifer Recharge Area (CARA) Chapter	Common regulations and allowed uses in zoning districts underlaid by the Critical Aquifer Recharge Areas I and II (link to map) would cross-reference to the prohibited land uses and activities that pose a hazard to the City's groundwater resources are listed in 21.64.050.C. This amendment would improve clarity regarding allowed uses and prohibited activities.	RZC 21.10, 21.13, and 21.14
2. Fence Heights for Consistency with the Redmond Building Code and Opportunities Regarding Safety Netting	The RZC paragraph regarding building permit requirements would be repealed, allowing alignment with the building code for fence height of seven or more feet. A community request for allowance of safety netting would be supported as an accessory use in the Urban Recreation zoning district.	RZC 21.06 and 21.24
3. Beekeeping in Non-residential and Mixed-Use Zoning Districts	For reference only: The allowance for beekeeping would be expanded to include the rooftop level of nonresidential buildings such as in Business Parks, Manufacturing Parks, and at mixed use buildings. Property owner and/or manager agreement would be required.	RMC 7.04.154
4. Fats, Oil, and Grease (FOG) and/or Sewage and Drainage Code	For reference only: The would be improved for clarity and for simpler measurement in the field through use of sewer pipe cameras. The current language was taken from a previous version of King County wastewater code that the county has since revised. The revision would align the code with thresholds used by neighboring jurisdictions.	RMC 13.04
5. Text and Procedures for the Technical Committee	The code would identify clear, specific notice procedures for the Technical Committee's transmittal to the Redmond Planning Commission of recommendations and amendments to Redmond Zoning Code text and maps (Type VI permits).	RZC 21.76.060 and 21.76.080
6. Planted Tree Wells	The City of Redmond standard detail 907 and policy replaced use of tree grates with tree wells in 2018. The amendment would ensure unified street design in accordance with adopted standards and specifications.	RZC 21.10.150
7. Averaging and Table Formatting for Required Setbacks	Setbacks between buildings are comprised of a 5 foot and 10 foot setback. The code would support an average of 15 feet with a minimum of no less than 5 feet for improved flexibility while meeting the intent of the setback provisions. In addition, RZC Article I would be corrected regarding "Regulations Common to All Uses" where formatting leads to confusion between setback and landscaping standards.	RZC 21.16

8. Legislative Conformance	<p>Two aspects of the code would be updated for alignment with adopted state legislation:</p> <ul style="list-style-type: none"> • Marijuana: LCB Board Action: Permanent Rule Making Replacing Term “Marijuana” with “Cannabis”, per SSHB 1210. This amendment is to terminology only. • Family Day Care: E2SSB 5237 enacted “expanding accessible, affordable child care and early childhood development programs” including waiving the limit that restricts family home providers from serving not more than 12 children. This amendment clarifies procedures for businesses to take for assurance of life, health, and safety requirements 	<p>Cannabis: RZC multiple portions of Article 1, 21.41, 21.57, and 21.78; and for reference only: RMC portions of Title 5 and 9;</p> <p>Family Day Care: RZC 21.08.340</p>
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Please refer to the project webpage for additional information including the Technical Committee’s recommended amendments for Phase 1 of the Zoning Code ReWrite project: [Redmond Zoning Code Rewrite Phase 2 | Redmond, WA](#)

PLANNING COMMISSION’S PROPOSED SCHEDULE

Staff proposes the following schedule for the Planning Commission’s review, discussion, and recommendation regarding this portion of Phase 2 Amendments to the Zoning and Municipal¹ Codes:

Date	Planning Commission Meeting
<i>Sept. 13, 2023</i>	<i>Briefing (completed)</i>
Sept. 27, 2023	Public Hearing, Study Session
Oct. 25, 2023	Study Session, Planning Commission’s Recommendation
Nov. 1, 2023	Planning Commission’s Report Approval

ATTACHMENT

A. Presentation

Note:

1. Amendments to the Redmond Municipal Code are included for reference only. The City Council reviews and takes action on amendments to the Redmond Municipal Code.